

**DEED OF SALE BY
PERSONAL REPRESENTATIVE
(Testate)**

**TRANSFER
TAX
PAID**

024916

*44-212-4
4674*

KNOW ALL MEN BY THESE PRESENTS, that I, Cecil G. Cates, of Waterville, County of Kennebec and State of Maine, duly appointed and acting Personal Representative of the Estate of Phyllis M. Small, deceased testate, as shown by the probate records of Kennebec County, Maine (Docket No. 98-205), and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid, grant to Florian J. Roy and Constance P. Roy (as joint tenants) of Waterville, County of Kennebec and State of Maine, whose mailing address is 8 Matthews Avenue, Waterville, Maine 04901, the real property in Waterville, County of Kennebec and State of Maine, described as follows:

Unite #4 on the First Floor Level on the left rear of the building known as Silver Crest Condominium and consisting of a living room, storage, and closet areas, two bedrooms, bathroom, kitchen and dining area, hallway, basement, storage area, outside parking stall, and related fixtures and accessories, which unit, including basement storage area and outside parking stall, are more fully described in Section IV of the Declaration of Silver Crest Condominium recorded December 27, 1977 in Kennebec County Registry of Deeds, Book 2069, Page 265 and an Amendment to Declaration of Condominium recorded in said Registry, Book 2078, Page 60, and also as described in a certain Plan of Silver Crest Condominium recorded December 27, 1977 in said Registry, File No. C-77194 through 77198 (which Plan is certified by instrument recorded in said Registry, Book 2078, Page 62) to which reference may be had for a more particular description; together with a one-ninth (1/9) equal and undivided portion of the common elements and/or common property as defined in Section V of said Declaration and also a one-ninth (1/9) equal and undivided fee in a certain parcel of land situated in the City of Waterville, County of Kennebec, State of Maine, bounded and described as follows:

Northwesterly by Silver Street; southwesterly by land formerly of George Getchell, et als.; northeasterly by land formerly of H.L. Kelley, et als.; southeasterly by land of Joel Foster, et al.; being the same real estate conveyed by George A. Phillips to Orrington C. Holway by deed dated March 25, 1890, recorded in Kennebec Registry of Deeds, Book 381, Page 221, to which deed reference may be had for a more particular description.

Subject to the conditions and restrictions set forth in a deed from Cornelius B. Kelleher to Harold Dubord, dated October 27, 1938, and recorded in Kennebec Registry of Deeds, Book 747, Page 223.

Silver Crest Condominium and the Unit conveyed herein is governed by the above referenced Declaration of Condominium and Amendment to Declaration of Condominium and also the By-Laws of Silver Crest Condominium Associates, a Maine non-stock corporation; which By-Laws are recorded in Kennebec Registry of Deeds, Book 2069, Page 275.

BK 5721 PG 031

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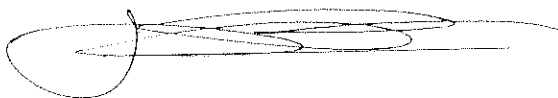
Being the same premises conveyed to Raymond L. Small and Phyllis M. Small, as joint tenants, by deed of Timothy R. O'Donnell, Personal Representative of the Estate of H. Evangeline Sweeney, dated September 15, 1989, and recorded in the Kennebec County Registry of Deeds, Book 3615, Page 332. The said Raymond L. Small died on April 3, 1997, and the said Phyllis M. Small acquired his interest as surviving joint tenant. The said Phyllis M. Small died on March 18, 1998.

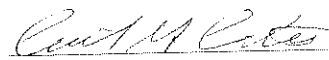
TO HAVE AND TO HOLD the above granted premises, with all privileges and appurtenances thereof, to the said Florian J. Roy and Constance P. Roy, their heirs and assigns forever.

IN WITNESS WHEREOF, I, the said Cecil G. Cates, in my capacity as Personal Representative as aforesaid, have hereunto set my hand and seal this 17th day of August, A.D. 1998.

Signed, Sealed and Delivered
in the presence of

Estate of Phyllis M. Small



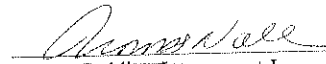

Cecil G. Cates
Personal Representative

State of Maine
Kennebec, ss

August 17, 1998

Then personally appeared the above-named Cecil G. Cates, Personal Representative as aforesaid, and acknowledged the foregoing instrument to be her free act and deed in his said capacity.

Before me,


Notary Public, Attorney at Law
Thomas Nale

RECEIVED KENNEBEC SS.

1998 SEP -2 AM 9:00

ATTEST: 
REGISTER OF DEEDS